SPECIFIC
DESIGN GUIDELINES

I. Purpose

The design guidelines for the Yorktown Historic District are intended to:

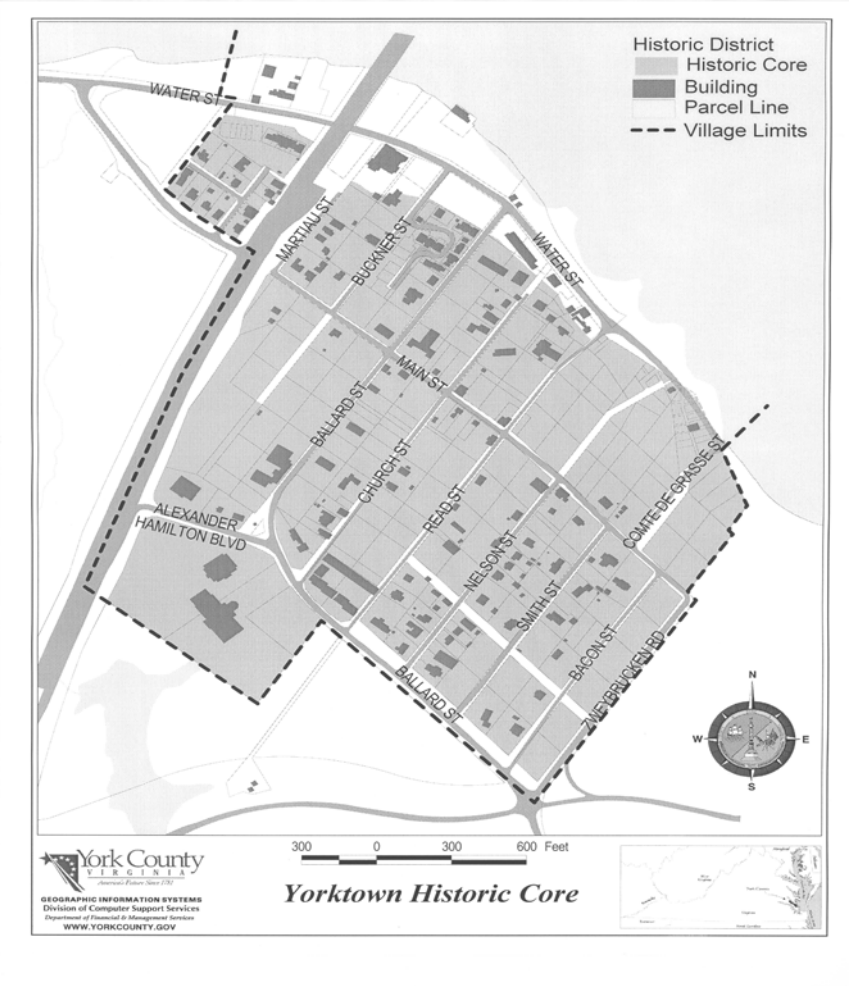
A. protect the character and integrity of Yorktown;

B. preserve the character of contributing buildings, landscapes, and the Historic District as a whole;

C. guide new construction that is compatible with the character of the Historic District;

D. promote an overall design expression that is consistent with Yorktown's historic character.

II. The Historic Core



A. Site Planning and Landscape Alterations

1. Views

New construction and alteration of existing construction should be undertaken with appropriate recognition of its impact on views toward significant features and resources, as well as impacts on views from those resources and other vantage points. However, although such considerations are important, they should not be deemed so controlling as to limit the construction rights accorded by the basic development standards established for Yorktown.

Views from public rights-of-way to ground-level utilities such as air conditioning units, trash and recycling containers, and satellite dishes should be screened using appropriate evergreen plant materials or compatible, solid fencing as the preferred approaches. In general, such utilities and appurtenances should be located in side or rear yards to minimize visibility. Other acceptable alternatives – either on their own or in combination with plant

materials or fences – include the construction of compatible outbuildings to house such utilities, or the use of walls, provided they are in character with the primary building or outbuildings on the site.

~~1.~~2. -Changes of Grade

Existing grades should be retained to the extent possible to ensure proper drainage, erosion control, and good soil management practices throughout the historic district.

~~2.~~3. Walks and Paths

Appropriate materials for residential walks and paths include grass, compacted dirt, brown pea stone, river stone, brick, bluestone or other monolithic stone; civic and institutional walks should be limited to brick, bluestone or other monolithic stone.

a. Asphalt and concrete should be avoided as materials for pedestrian circulation in the historic district.

b. New walkways and paths should adopt the same materials as existing walks and paths to which they connect.

c. Existing walks and paths should be supplemented, rather than replaced, when incorporating ramps and other accessibility features.

~~3.~~4. Alleys, Driveways and Parking Areas

a. Additional driveways or vehicular access from Main Street should not be constructed.

b. Appropriate surfacing materials for private, residential driveways and parking areas include, but are not limited to, grass, compacted soil/stone mixture, brown pea stone/gravel, exposed aggregate concrete, and brick pavers.

c. All new driveways and associated parking areas intended to accommodate public traffic should be hard-surfaced with brown pea-stone set in an asphalt base or with a brownstone asphalt mix.

d. Driveways should not exceed eleven (11) feet in width. The shared use of driveways by adjacent properties is encouraged, but the street entry for shared driveways should remain a maximum of eleven (11) feet wide. Shared driveways may split or increase in width no closer than twenty-five (25) feet from the front property line.

e. Any public parking areas adjacent to a public street should be defined with plantings or other features that provide an appropriate streetscape edge.

~~4.~~5. Walls and Fences

a. Existing boundary walls, fences and hedges that contribute to the character of the historic district should be retained and maintained.

b. Wooden picket fences are an appropriate type of fencing to use when defining property lines and public rights-of-way.

c. Wrought iron and composite wood or wood-substitute products or synthetic fence materials may be considered on a case-by-case basis.

d. Chain link, unfaced concrete, concrete block, or plywood fences are not considered appropriate in the historic district.

e. Unless necessary as retaining walls, the use of walls to define the front property line of residential lots should be avoided. In such cases, retaining walls should be constructed of or faced with brick.

f. Stone, unfaced concrete, concrete block, or timber retaining walls are not appropriate except where they will not be visible, and then only on a case-by-case basis.

~~5.~~6. Patios and Terraces

Patios and terraces should be located inconspicuously in side or rear yards. Paving/surfacing materials should be compatible with existing walks and paths.

~~6.~~7. Mail and Newspaper Boxes

Plastic newspaper boxes, mailbox stands and integrally molded mailboxes/stands should not be used in the historic district. Newspaper boxes should be incorporated into wooden mailbox supports or otherwise concealed in inconspicuous locations.

~~7.~~8. Site Furnishings and Appurtenances

a. On~~—~~properties other than ~~non-~~single-family detached residential~~ce properties~~, site furnishings such as benches, trash receptacles, and bicycle racks~~,~~ should be selected to be compatible with the setting in which they will be located and the overall streetscape character. Such furnishings should be constructed of durable, yet appropriate, materials and will be reviewed on a case-by-case basis to assure

consistency with the character of the particular setting and the historic area as a whole.

~~b.~~c. If located outside buildings, vending machines shall be screened from view from rights-of-way, public walkways, and adjacent properties by architectural features, landscaping, fencing or combinations thereof.

B. Architectural Additions and Alterations

1. Pivotal and Contributing Buildings

a. Existing Materials and Features

Design features that characterize ***pivotal*** and ***contributing*** buildings and make them unique should be retained and maintained. Repair and rehabilitation of such features is considered preferable to replacement. However, where repair is impractical, the feature should be retained by a replacement constructed of an appropriate material compatible with the element itself and the remainder of the structure.

b. Planning for Alterations and Additions

Each building should be recognized as a product of its own time and architecture. Buildings should not be altered to look newer or older than they actually are or to include features that are incompatible with their architectural period. Additions, alterations and new dependencies should be designed to ensure compatibility with existing construction in terms of location, size, scale, color and materials and architectural period. In general, alterations and additions should be designed to harmonize with surroundings and maintain compatibility in terms of style and materials. The following principles should be observed.

(1) Location of Additions

(a) Locate additions at the side or - especially for *pivotal* buildings - the rear of existing construction.

(b) Additions to buildings on corner lots should orient away from both streets, if possible, or to the less important of the two streets.

(c) Additions should be set back from the corner(s) of existing construction by a minimum of one (1) foot.

(d) Existing half-stories and attic spaces of *contributing buildings* only may be expanded by the addition of one or more roof dormers, provided that they are located on roof slopes that do not face public streets or, if visible from a street, are compatible with the architectural style and period of the structure. Additions should not be sited / located where they will diminish the importance of the principal building.

(e) Additions that involve the construction of additional stories must be compatible with the architectural style and period of the structure.

(2) Size and Scale

(a) Additions should not exceed and, preferably, be lower in height than the existing construction.

(b) Additions should have an overall size and scale that is clearly subordinate to thatose of existing construction.

(3) Form and Massing

(a) Additions should have a simple, rectangular form similar to that of existing construction.

(b) Additions should not consist of unusual geometric forms or consist of complex massings of several forms. Specifically not appropriate are round structures, geodesic domes or other unusual or uncharacteristic designs.

(4) Roof Form

(a) The roof of additions or dependencies should be compatible in type, slope, materials and detailing with that of existing construction, and appropriate to the use and architectural character of the new construction itself.

(b) The roof pitch should be the same as or shallower than that of the main building.

(c) Alterations to the roof form of existing construction should be avoided except that expansion of existing half-stories and attics of *contributing buildings* may be proposed as noted above.

(5) Facade Arrangement

(a) Windows, doors, and other exterior elements of an addition should be arranged so that their appearance is compatible with those of the existing building.

(b) The arrangement of significant windows, doors, and other facade elements on any facades of existing construction that are visible from public rights-of-way should not be altered. Significant elements are those that help define the character and style of the structure or that contribute to its architectural symmetry or form.

c. Architectural Elements

(1) Wall Materials

Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance. Brick and painted wood clapboarding are appropriate materials for residential buildings within the historic district and brick is an appropriate material for civic and institutional buildings. Differences in the detailing of such materials are acceptable to help distinguish new from existing construction. Composite wood products, and other wood substitute or synthetic sidings, can be considered on a case-by-case basis.

(2) Color

(a) In general, the present color of exterior painted materials and features - especially for *pivotal buildings* - should be retained when repainting. Changes in color are acceptable, provided that the new color scheme is characteristic of the building's architectural style and is comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 2 – Glossary. Other colors may be proposed

and will be considered on a case-by-case basis.

(b) Unpainted brickwork on *pivotal* or *contributing* buildings shall not be painted.

(3) Doors, Windows and Shutters

(a) Doors and windows proposed for additions or alterations should be of the same type, size or proportion, material, and color as those of existing construction. The arrangement of new doors and windows should be compatible with the existing pattern of openings.

(b) Door or window types, such as sliding glass doors, or bay, sliding, or casement windows that are not compatible with and characteristic of the particular architectural style of the original structure will not be considered appropriate. Sliding doors that are indistinguishable in appearance from divided-light French-door styles may be considered.

(c) Windowless side or rear elevations that are visible from public rights-of-way should be avoided.

(d) The use of windows with snap-in muntins will be considered on a case-by-case basis to ensure an appropriate match or compatibility with existing divided-light windows. In some cases, such as new windows on the same façade as existing ones, compatibility and appropriateness will be achievable only through the use of actual divided-light windows.

(e) The use of exterior storm doors or storm windows on the principal facade(s) of a building should be avoided, and, particularly in the case of *pivotal buildings*, preference should be given to interior storm windows. In other locations/applications, exterior storm windows can be considered appropriate if they are of wood or other approved synthetic materials painted to match the window sash, and repeat the windows pattern of principal muntins and meeting rails.

(f) Shutters should not be used on additions/alterations to *pivotal buildings* unless there is documentation of their historic use. Shutters should be constructed of painted wood or other wood-like synthetic or composite material, sized to fit the windows or doors they are intended to cover.

(4) Porches, Railings and Steps

(a) Porches should be rectangular in form and simple in character, with gabled or hipped roofs compatible with those of existing construction, and appropriate to the architectural character and style of the existing building. All porch supports, columns, posts, and railings should be constructed of wood or wood-like synthetic or composite material that is painted and should be compatible with the overall design of the porch and existing construction. Railings and balusters should employ wood or wood-like square or turned pickets, or wrought iron where determined appropriate based on the architectural style of the existing construction. All steps leading to porches should be of brick or painted wood or wood-like synthetic or composite construction.

(b) Just as new porches that are inappropriate to the architectural style of a structure should not be added, neither should porches be removed or altered if they are located on the front façade and represent a significant element of or contribute to the architectural style of a structure.

(c) Decks should be located in rear yards only where they are not visible from public rights-of-way. In the case of corner lots or through lots, views to decks located in rear yards should be screened by appropriate plant material from the adjacent right-of-way.

(5) Temporary Alterations/Modifications

When it is necessary to install special accessibility features or other modifications that might be

temporary in nature, every effort should be made to preserve the original and distinguishing architectural features/elements of the structure. For example, a building's existing steps or entry stairs should be supplemented, rather than replaced, when incorporating ramps and other accessibility features so that the original feature will remain if the temporary modification is removed in the future. (see illustration in Section 16 of Appendix 1)

(6) Chimneys

Brick should be used for all chimneys visible from a public street right-of-way. The use of metal flue pipes/chimneys should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces. In any event, if such metal flues are used, they should be painted to match the color of the roof through which they protrude.

(7) Dormers, Skylights and Cupolas

(a) New dormers should be located on *pivotal buildings* only if there is appropriate documentation to indicate they were an original element of the structure or they are otherwise compatible with and appropriate to the architectural style of the existing structure. New dormers proposed for *contributing buildings* should be located on roof slopes that do not face public streets or should otherwise be appropriate and complementary to the architectural style of the existing structure. Dormers should encompass only the width of the window and have roofs that match the form and pitch of the main roof. (see illustration in Appendix 1).

(b) Existing dormer windows should not be replaced with vents, louvers or exhaust fans. ~~nor shall window air conditioners be installed~~.

(c) Skylights or rooftop utilities, such as mechanical equipment or solar collectors, should not be added to any roof slope or area visible from public rights-of-way.

(8) Gutters and Downspouts

(a) The use of ground gutters in encouraged. If exposed ~~guttering~~, fascia-mounted guttering is used, it should be metal with a half-round configuration, painted to match the color of the eave fascia, or such other style deemed appropriate to the architectural style of the structure. Downspouts should be of a round cross-section, or other shape appropriate to the style of the structure, and painted to match/be compatible with the wall surface to which they are attached.

(b) Gutters and downspouts should not be used on outbuildings and dependencies unless the site development cannot accommodate anticipated roof drainage. If gutters and downspouts are used, they should be consistent with the above guidelines.

(9) Utilities

(a) In the case of *pivotal buildings*, window air conditioning units should not be installed on the front facade or on any other elevation visible from public rights-of-way. If such equipment is used, it should be located inconspicuously on the rear elevation.

(b) In the case of *contributing buildings*, the use of window air conditioning units should be avoided on the front façade unless no other practical and suitable alternative exists.

(c) Television antennas or building-mounted satellite dishes should be located so as not to be visible from public rights-of-way. In all cases, the feasibility of locating such equipment in attic spaces or inconspicuous exterior locations should be explored.

d. Garages, Outbuildings and Other Dependencies

(1) In general, lots should contain a total of not more than three dependencies, although the maximum number will be influenced by the size of the primary structure, existing and proposed outbuildings and the lot size. Consequently, this provision will be evaluated on a case-by-case basis. Dependencies should be located in subordinate positions on the lot in relation to the siting of the primary structure. Dependencies located to the side or rear of a primary structure should not be located

forward of the plane of the principal facade of the primary structure. Adequate open space should be retained for site circulation consistent with the use of the structures and with the predominant character of adjacent properties.

(2) Dependencies should have a design that is similar to and compatible with that of existing construction.

(3) Garage entrance doors or carports should not be oriented to Main Street. All garage openings visible from any public right-of-way should have operable, wood or wood-like synthetic or composite-paneled doors painted in a color or colors from the Yorktown Color Palette, as defined in Appendix 2 - Glossary. Other colors may be proposed and will be considered on a case-by-case basis.

2. Non-Contributing Properties (~~Post~~ 1946~~5~~ or later construction)

a. Location of Additions

Additions should be located at the side or rear of existing construction. Additions should be set back from the corner(s) of existing construction by a minimum of one (1) foot.

b. Size and Scale

New additions and outbuildings should not equal or exceed the ground floor footprint of the principal building on the lot.

c. Form and Massing

Additions that have other geometric forms or consist of complex massings of several forms should be avoided. ~~Limit t~~The construction of additional stories on existing construction should be limited to one story. Such additions should be compatible with existing construction in size, scale, materials, and overall facade expression.

d. Color

Colors for additions and existing construction should be compatible with the paint colors of surrounding properties and selected from the Yorktown Color Palette, as defined in Appendix 2 – Glossary. Other colors may be proposed and will be considered on a case-by-case basis.

C. Relocation and Demolition

Pivotal (pre-1866~~5~~) and Contributing (1866~~5~~-1945) Buildings

Every effort should be made to preserve **pivotal** and **contributing** buildings rather than demolishing or relocating them. Pivotal buildings should not be moved from their original locations unless such movement is necessary to save the building from physical damage caused by erosion, flooding or other natural condition. Only as a last resort following irreparable damage in a natural or other disaster should they be demolished. In such instances, reconstruction mirroring the style of the demolished building is preferable to construction of a different style structure.

Thorough documentation should be prepared for any pivotal or contributing building prior to its relocation or demolition, regardless of condition. Documentation should include the following:

(1) Appropriate photographic documentation of its present appearance

(2) Dimensions of the overall building and its major features

(3) Relationship of the building to its site and adjacent buildings

D. New Construction

In general, reconstructions or duplications of pivotal structures should be avoided. On occasion, however, the National Park Service may find it desirable to undertake such reconstructions on its properties in support of interpretation programs for the village or battlefield. Such reconstructions are appropriate if they are based on scholarly research involving archaeological and or historical evidence as to the siting, form, appearance, and materials of the original resource, and if it is clearly stated in the interpretation effort that the building or feature is a reconstruction.

1. Residential Construction

a. Uses

The following standards are written primarily with single family detached residential construction in mind and it is recognized and expected that flexibility will need to be accorded to non-single family detached arrangements (e.g., townhouses, cluster houses, etc.), particularly with respect to issues of lot coverage and various other dimensional provisions. Nevertheless, n~~N~~ew residential construction intended for multi-family or single-family attached use should be designed to have the appearance of a primary, single-family detached dwelling and ~~.~~ m~~M~~ultiple dwelling units should be accommodated and provided through the use of subordinate wings and outbuildings/dependencies.

b. Planning for New Construction

(1) Setbacks

With the exception of scholarly reconstructions intended for interpretive use, new residential construction should have a setback equal to or greater than that of existing structures on either side along the primary street frontage of the lot or of any adjacent pivotal buildings. (See illustration in Section 5 of Appendix 1).

(2) Orientation of Primary Buildings

The principal entrance facade of the primary structure should be oriented to the property's principal street frontage. In the case of structures located on corner or through lots, the primary structure may have its principal entrance facade oriented to either of the streets. However, where one of the frontages is ~~either~~ Main Street ~~or Water Street~~, orientation should be to that street.

(3) Size and Scale

(a) Building height should not exceed two stories ~~in height~~ above grade at the principal facade.

(b) The principal block of all primary buildings should be between thirty (30) feet and fifty (50) feet in length and between twenty (20) feet and forty (40) feet in width.

(c) On original lots, as defined herein, the footprint of the primary structure (including porches, wings, etc.) should not exceed 30% of the total lot area.

(d) The footprint of dependencies should not exceed 25% of the footprint of the principal block of the primary structure on the lot.

(e) Dependencies should not exceed the height of the primary structure or one and one-half stories, whichever is less.

(4) Form and Massing

(a) Building designs should be a single rectangular box-like form or a similar

principal form with subordinate rectangular wings.

(b) The need for increased square footage should be accommodated through the use of one or more smaller attached wings or detached dependencies rather than creating a massive or monolithic appearance within the principal block.

(c) Wings should be attached to the sides or rear of the principal block, either directly or through the use of a connector such as a breezeway.

(d) Side wings should be set back from the plane of the principal facade by a minimum of one (1) foot.

(5) Roof Form

(a) Gabled or hipped roofs should be used for all primary buildings (including the roofs of both the principal block and its wings).

(b) Roof pitch should be in the range of 9/12 to l2/12.

(c) Dormers should encompass only the width of the window and have roofs that match the form and pitch of the main roof.

c. Architectural Elements

(1) Foundation Materials

Brick-faced foundations should be used for all buildings.

(2) Wall Materials

(a) Brick or wood clapboard siding wall materials should be used for primary residential structures. Clapboard siding should be used for outbuildings.

(b) Only Virginia red brick of uniform, standard size should be used. No old, variegated, mottled, rubbed, glazed, or other specialty bricks should be used. Common and American bonds are appropriate; Flemish, English, and other period or decorative

bonds are not. Mortar~~s~~ should be in a beige-to-tan color range.

(c) Wood clapboard siding (horizontal orientation) that is suitable for painting is the preferred siding material. Composite wood products and other wood substitute or synthetic sidings ~~can~~may be considered ~~on a case-by-case basis~~ if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.

(3) Roof Materials

(a) Wood or asphalt/fiberglass shingles are the preferred materials. Slate or composite roofing materials may be considered on a case-by-case basis.

(b) Roofing materials should be compatible in color with the exterior color of the building.

(4) Doors

(a) Only one entry door should be provided on the front facade of the principal block or any outbuilding. The entry door should be a single, wooden, raised panel door with or without lights and should be painted.

(b) Steel or composite doors may be used provided they have the appearance of a wooden, raised panel door.

(c) All attached hardware should be simple in design and appropriate to the character of the building and the district.

(d) Sliding glass doors should not be used on any elevation facing a public right-of-way unless they are of a type that is indistinguishable in appearance from an otherwise approvable divided-light French-door arrangement.

(5) Windows

(a) Double-hung sash windows with a vertical proportion should be the predominant window type for any primary residential structure and outbuilding.

(b) All windows on the principal façade(s) should be of uniform size and double hung.

(c) No more than one elevation should employ a specialty window type.

(d) Window sash may have multiple panes created by ~~true wood muntins~~ fixed or snap-in muntins. Wood or wood-like composite material windows with vinyl or metal cladding may be used. The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows. Windowless side or rear elevations that are visible from public rights-of-way should be avoided.

(6) Shutters

Shutters should be used only if they are sized to fit the windows or doors they are intended to cover.

(7) Porches, Stoops and Railings

(a) Porches and stoops should be consistent and compatible in form with the principal block of the house, and simple in character.

(b) Porches and stoops on the front facade should not be enclosed.

(c) All porch supports, columns, posts, and railings should be compatible with the overall design of the porch and the residence and be constructed of wood or wood-like synthetic or composite material that is painted.

(d) All porch roofs should be pitched or hipped and compatible with the roof form of the principal block.

(e) Railings and balusters should employ square or turned pickets.

(f) All steps leading to porches and stoops should be of brick or painted wood or wood-like synthetic construction.

(g) Porches and stoops on dependencies should be small, unenclosed structures.

(8) Decks

Decks or unpainted wood structures of any kind should be located only in rear yards. In the case of corner lots or through lots, views of such structures located in the designated rear yard should be screened from public rights-of-way by appropriate landscape materials.

(9) Chimneys

(a) Brick should be used for all chimneys visible from a public street right-of-way, whether the chimney is internal or external to the structure.

(b) Variation in width from firebox to the cap may be appropriate for external end chimneys if such variation is compatible with the overall design.

(c) Articulation of the cap through brick corbelling may be desirable if compatible with the overall design.

(d) The use of metal flue pipes/chimneys should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces. In any event, if such metal flues are used, they should be painted to match or blend with the color of the roof through which they protrude.

(10) Gutters and Downspouts

(a) The use of ground gutters is encouraged.

(b) If fascia-mounted guttering is used, it should be metal with a half-round configuration, painted to match the color of the eave fascia, or such other style deemed appropriate to the style of the structure.

(c) Downspouts should be of round cross-section or other shape appropriate to the style of the structure, and painted to match the color of the wall surface to which they are attached.

(d) Gutters and downspouts should not be used on outbuildings and dependencies unless the site development cannot accommodate anticipated roof drainage. If gutters and downspouts are used, they should be consistent with the above guidelines.

(11) Color

(a) Paint colors for all exterior wood surfaces (excluding fences) associated with new construction should be comprised of a color or colors from the Yorktown Palette, as defined in Appendix 2 – Glossary. Other colors may be proposed and will be considered on a case-by-case basis.

(b) In general, fences should be painted white; however, fence finishes and colors will be evaluated on a case-by case basis to ensure compatibility with the type of fence and the setting in which located.

(12) Utilities

(a) Air conditioning should be provided through the use of central systems with external components that can be effectively screened from view with appropriate plant materials, solid fences, walls, outbuildings or a combination of approaches.

(b) If window or through-wall air conditioning units are used, they should be located inconspicuously on side or rear elevations.

(c) Exterior television antennas shall be prohibited. Satellite dishes shall be located so as to prevent or minimize visibility from public rights-of-way.

(13) Outbuildings and Dependencies

Not more than three (3) outbuildings or dependencies should be constructed on a lot containing a primary residential structure. Their design and construction must comply with applicable zoning requirements and applicable guidelines for residential structures.

(14) Garages

(a) Garages, whether attached or in a separate structure, should be subordinate to the principal residence.

(b) Garage openings are not appropriate facing Main Street. Openings visible from other public rights-of-way should have operable, wood-paneled doors painted in a compatible color.

(c) Wood-substitute, metal or synthetic material doors may be considered on a case-by-case basis provided they have the appearance of a standard wood-paneled door.

(15) Street Numbers

(a) Numerals not greater than four (4) inches in height may be applied directly to the facade or to a fence or to a simple signboard not to exceed six (6) inches in height. Such signs should be of wood, painted to match the body and trim colors of the associated residence or fence.

(b) Wood signs that are partially or entirely sandblasted or burned are not appropriate.

2. Commercial, Civic and Institutional Construction

a. Planning for Construction

(1) Setbacks

The setback of commercial, civic and institutional buildings should be consistent and coordinated with the setback of surrounding structures and appropriate to their use, overall design and site development. In general, new commercial, civic or institutional buildings should not be constructed forward of existing buildings on either side.

(2) Orientation of Primary Buildings

The main entrance facade of primary civic and institutional buildings should be oriented to the street on which they are located. In the case of structures located on corner or through lots, the primary structure may have its principal entrance facade oriented to either of the streets, except where one of the frontages is ~~either~~ Main Street ~~or Water Street~~, in which case orientation should be to that

street. Secondary buildings may orient to the primary building on the same lot or to an adjacent street.

(3) Size and Scale

The maximum height above grade at the principal façade should not exceed two-and-a-half stories (exclusive of cupolas, steeples, etc.). The maximum allowable footprint (lot coverage) for primary and secondary buildings combined should not exceed 75% of the size of the subject lot.

(4) Form and Massing

Structures should generally be designed with a rectangular form with necessary building floor area accommodated through a primary structural block and subordinate wings, rather than a single massive block of space and building elevation. Specifically not appropriate are round structures, geodesic domes or other unusual or uncharacteristic designs. Building form and massing must be designed with attention to compatibility with their immediate surroundings and the overall character of the entire village.

(5) Roof Form

Roofs of all civic and institutional buildings should be visually prominent, and generally should use gabled or hipped roof forms. Depending on the presence and configuration of wings, the resulting roof may include more complex arrangements and intersections of the basic forms such as intersecting or clipped gables and variations of the standard hipped roof. Roof pitch should be in the range of 9/12 to 12/12.

(6) Facade Arrangement

~~Organize~~ T~~t~~he principal facade should be organized symmetrically. Major institutional and civic buildings should have prominent entrances, articulated by architectural features such as porches, porticos, pediments, architraves or other prominent elements that are consistent with the overall building design.

b. Architectural Elements

(1) Foundation Materials

(a) ~~Use B~~brick-faced foundations should be used for all commercial, civic and institutional buildings.

(b) Foundations may be differentiated from the wall surface by the use of water tables, belt courses, or other similar brick features.

(2) Wall Materials

(a) Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance.

(b) Brick is an appropriate material for civic and institutional buildings.

(c) Virginia red brick is the preferred wall material for civic and institutional buildings; no old, variegated, mottled, or glazed bricks should be used. Variation in brick size and texture may be appropriate if integral to the overall design of the building.

(d) Common and American bonds are appropriate; Flemish, English, and other period bonds are not.

(e) Mortar~~s~~ should be in a beige-to-tan color range, and mortar joints should be struck with a grapevine profile.

(f) Although the use of stucco on Grace Church is both skillful and unique, stucco is not a traditional material in Yorktown and its use should not be encouraged.

(g) Stone is an appropriate material if its use is compatible with and incidental to that of brick, such as for doorway surrounds, door and window lintels, or windowsills.

(h) In addition to brick, painted wood clapboarding is an appropriate material for commercial structures and, on a case-by-case basis, institutional buildings. Composite wood products, and other wood substitute or synthetic sidings and trim may be used if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood

product. ~~can be considered on a case-by-case basis~~.

(3) Roof Materials

Slate or wood shingles are the preferred materials for civic, institutional and commercial structures; however, asphalt and fiberglass composition shingles may be approved by the HYDC on a case-by-case basis.

(4) Doors

(a) Doors should be wood, raised-panel designs, with or without lights.

(b) If the principal facade has more than one entrance, the main entry for public access should be the most prominent.

(c) Entrance doors may be single or double in configuration based on their function and importance.

(d) Sliding glass doors should not be used on any elevation and glass doors of any type should be avoided unless they can fit into the design without adversely impacting the architectural character of the building.

(e) Exterior doors may either be painted or have a natural finish if the surface is smooth and of a suitable wood.

(f) Steel or composite doors may be used provided they have the appearance of a wooden, raised-panel door.

(g) All attached hardware should be simple in design and appropriate to the character of the building and the district.

(5) Windows

(a) Windows should be double-hung, wood sash designs with a vertical proportion. Windows with an equivalent appearance and constructed of a composite or synthetic material or cladding may be considered on a case-by-case basis.

(b) Window sash may have multiple panes created by fixed ~~true~~ wood muntins; snap-in muntins giving a single, large pane the appearance of multiple lights are not preferred, but may be considered on a case by case basis.

(c) The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows.

(d) The majority of windows on the principal facade should be uniform in size and regularly spaced. Other window designs may be acceptable if they are appropriate to the design of the building.

(6) Shutters

Shutters should be constructed of wood or an equivalent composite or synthetic wood-like material, painted, and sized to fit the windows or doors they are intended to cover.

(7) Porches, Stoops and Railings

(a) Porches and stoops should be consistent and compatible in form with the principal block of the building.

(b) Front porches and stoops should not be enclosed.

(c) All porch supports, columns and posts should be constructed of painted wood or wood-like synthetic or composite materials, or dressed stone and should be compatible with the overall design of the porch, building, and that of nearby properties.

(d) Porch railings may be either painted wood or metal. Railings and balusters should employ square or turned pickets.

(e) All porch roofs should be pitched or hipped and compatible with the roof form of the principal block.

(f) All steps leading to porches and stoops should be of brick, slate, or painted wood or wood-like synthetic construction.

(8) Chimneys

(a) Brick should be used for all chimneys, whether internal or external.

(b) Articulation of the cap and variation in width from the firebox to the cap may be desirable in some instances.

(c) The use of metal flue pipes/chimneys/vents should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces (including the river). In any event, if metal flues or vents are used, they should be painted to match the color of the roof or wall through which they protrude.

(9) Gutters and Downspouts

(a) The use of ground gutters is encouraged.

(b) If fascia-mounted guttering is used, it should be copper with a half-round configuration. Metal, painted to match the color of the eave fascia, of a half-round or such other style deemed appropriate to the style of the structure, may be considered on a case-by-case basis.

(c) Downspouts should be of a round cross-section or other shape appropriate to the style of the structure, and painted to match the color of the wall surface to which they are attached.

(10) Color

(a) Paint colors for all exterior wood surfaces (excluding fences) associated with new construction should be comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 2- Glossary. Other colors may be proposed and will be considered on a case-by-case basis.

(b) Unpainted brickwork on *pivotal* or *contributing* buildings shall not be painted.

(c) All wood trim on brick buildings should be painted white or similar light neutral color compatible with the brick wall materials.

(11) Mechanical and Communications Equipment

(a) Ground-level mechanical and communications equipment should be screened from view from public rights-of-way and other publicly-accessible spaces by walls of the same design and materials as the building, by appropriate plant materials, or a combination of the two.

(b) Rooftop mechanical and communications equipment should be fully screened from view by locating such equipment in attics, cupolas or other familiar roof forms, or by screening it with continuous parapets that are integrated into the overall form of the roof.

(12) Walls and Fences

(a) Brick walls may be considered if they are essential for security, privacy, or screening, or are integral in establishing site definition or linkages with adjacent buildings and areas.

(b) The height of a brick wall should be appropriate to both its purpose and the design of adjacent buildings and landscapes.

(c) Brick should comply with the requirements for building wall surfaces.

(d) Metal fences of any kind, other than wrought iron, are not appropriate. Wood fences will be evaluated on a case-by-case basis.

(13) Walks, Paths and Paved Pedestrian Areas

(a) Walks and paths providing access to and from the street and within the property where visible from public rights-of-way should follow rectilinear paths.

(b) Paved pedestrian areas that immediately abut the building should be provided only in association with the principal entry to the building.

(c) Appropriate paving materials include paving brick compatible in color to that used for the building's exterior walls, or concrete with a brown or gray pea gravel exposed aggregate finish.

(d) Asphalt is not an appropriate paving material for walks and paths.

(e) All paving materials must comply with ADA accessibility standards.

(14) Vehicular Circulation and Parking Areas

(a) Parking areas should be designed to have minimal visual impact.

(b) All parking areas should be visually buffered from public streets.

(c) Wherever possible, parking requirements should be met through the shared use of existing parking areas.

(d) Driveways should not exceed twenty-four (24) feet in width.

(e) New parking should be provided in small, well-defined areas, each not exceeding a capacity of thirty (30) vehicles, and separated and screened from view by such features as walls, plant materials, and buildings. Parking areas should include landscaped islands designed and located so as to break up large expanses of asphalt into bays with a capacity of approximately ten (10) vehicles each.

(f) Parking areas should be located to the rear and sides of commercial, civic and institutional buildings, but never to the front or immediately abutting the building.

(g) In cases where parking may need to be provided on an adjacent or nearby lot, the parking should have minimum setback of twenty (20) feet from the street right-of-way line.

(h) Within the interior of parking areas, plant materials should be used to delineate vehicular and pedestrian circulation.

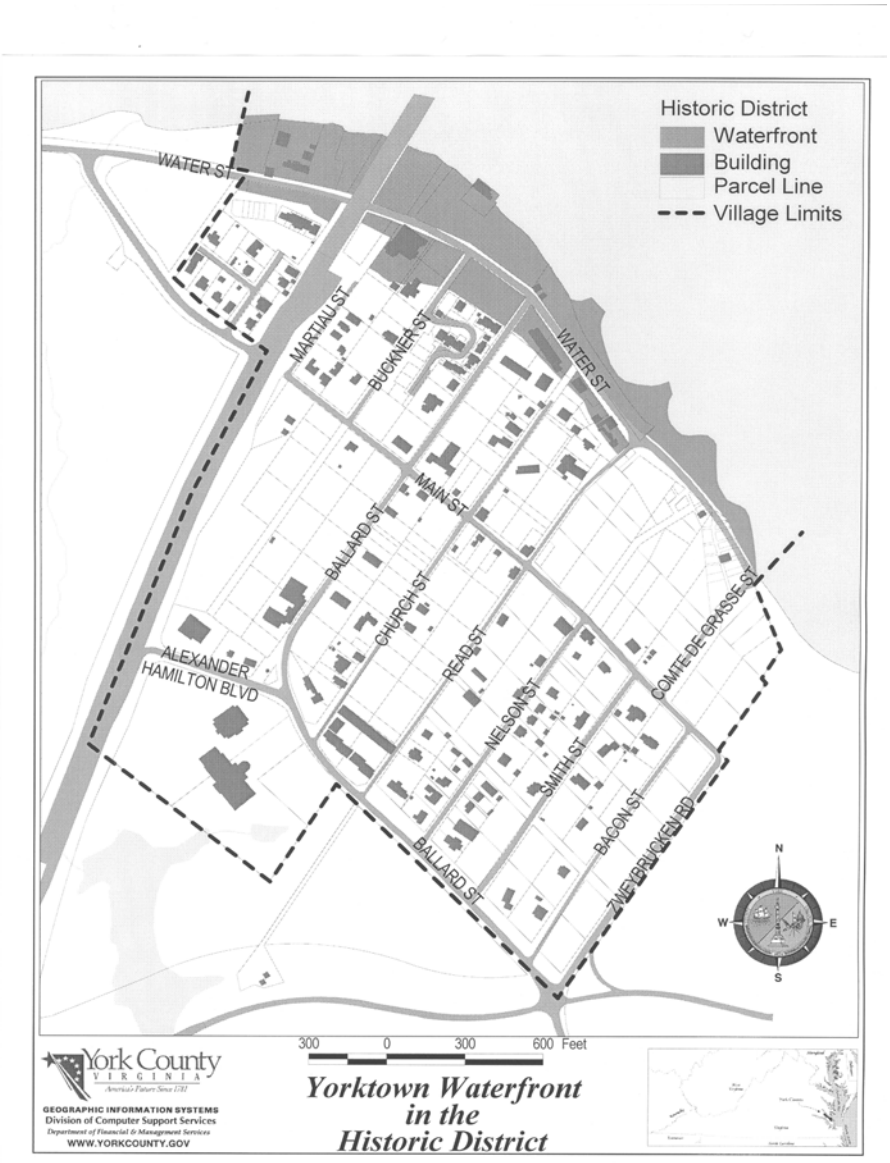
(15) Lighting

(a) Landscape Lighting - Landscape lighting should be visually unobtrusive during both the day and night. It should complement the architecture and outdoor spaces rather than spot-lighting them. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare on adjacent properties, public streets or public areas.

(b) Building Lighting - Building lighting should be provided only when it will enhance and complement the architectural features of a structure at night as opposed to spotlighting them for attention-getting purposes. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare onto adjacent properties, public streets or public areas.

(c) Walkway and Parking Lot Lighting - Poles, posts and fixtures should be designed and sized as an integral part of the site architecture and, generally, should not exceed the height of the eaves of nearby structures. Galvanized metal, bright colors, and other visually inappropriate materials should not be used for poles, posts or fixtures. Lighting wattage should be selected and limited to achieve appropriate illumination levels for safety and security while avoiding light glare and trespass onto adjacent properties, public streets or public areas.

III. The Waterfront



A. Purpose

The design guidelines for the Waterfront are intended to:

1. preserve the character of contributing buildings, landscapes, and the Waterfront as a whole;

2. encourage an appropriate site design response to the area's waterfront location that ensures protection and enhancement of water views and public access to the shoreline;

3. promote and guide new construction that contributes to an architecturally unified waterfront appropriate to Yorktown's character.

Like many town centers, the Yorktown Waterfront is not the product of any one historical era, but rather reflects the changes in use and architecture that accompanied the growth of Yorktown over the years. The challenge for the Waterfront will be to recreate and revitalize its function as a focal point for Village activity while permitting it to continue to grow and change in the future. For this reason, sensitivity to the following design principles is essential:

1. Buildings and facades should be compatible with the size and character of the area's buildings, and should encourage active ~~street life~~ pedestrian activity and interaction.

2. The pedestrian scale should always be considered, with details and amenities scaled and provided for pedestrian activity wherever possible.

3. New buildings should respect and be compatible with existing design, height, and siting patterns with frontage directly on the sidewalk.
   Materials that are compatible with the character of the area, particularly *brick* and *wood*, should be used.

4. Scenic and pleasant views to and from the York River and vantage points such as the Coleman Bridge, ~~and~~ the bluffs, and other significant sites should be protected and maintained.

B. Site Planning and Landscape Alterations

1. Views

Scenic and pleasant views to and from the York River and vantage points such as the Coleman Bridge, the bluffs, and other significant sites should be protected and maintained. The effect of new construction on such views, and on views from surrounding properties, will be considered on a case-by-case basis. Views objectionable in the historic district from such vantage points should be screened whenever possible. Preservation of historic, scenic views should take precedence over any special allowances concerning size, scale, form, and massing. When developing or redeveloping parcels located between Water Street and the river, one or more view corridors to the York River should be provided in the site design and layout. Such view corridors should have a minimum width of fifteen (15) feet and together comprise not less than 25% of the street frontage of the lot. Such view corridors may be provided through the use of side yard setbacks, open areas within the interior of the lot, transparent lines of sight through buildings, or any combination. In any case, the river should remain visible to pedestrians from Water Street at normal eye level.

Views from public rights-of-way and adjacent properties to ground-level utilities such as air conditioning units, trash and recycling containers, and satellite dishes must be screened. Such mechanical equipment should be located unobtrusively on the site in side or rear yards. Use appropriate evergreen plant materials or compatible, solid fencing as the preferred screening approaches. Other acceptable alternatives—either on their own or in combination with plant materials or fences—include the construction of compatible outbuildings to house such utilities, or the use of walls, provided they are in character with the primary building or outbuildings on the site.

2. Walks, Paths and Paved Pedestrian Areas

Use appropriate materials for walks, paths and paved pedestrian areas, such as brick, bluestone or other monolithic stone, or exposed aggregate (brown or gray pea gravel) concrete. Asphalt and plain concrete are not appropriate materials for pedestrian circulation on the waterfront.

3. Parking Areas

Locate parking areas, where feasible, at the side or rear of buildings located on the south side (land side) of Water Street. Parking adjacent to buildings on the north side (river side) of Water Street is discouraged, but if it is provided, it should be located to the side of buildings and not adjacent to the street or the river. Any parking areas adjacent to Water Street, whether located at the front or side of the building, should be defined with plantings or other features that provide a streetscape edge.

Appropriate species of trees and other plant materials should be included in the landscape design for parking lots Particular attention must be given to the height of such trees at maturity when evaluating whether views from the bluffs or other critical vantage points will be impacted.

In all cases, opportunities to provide vehicular connections between parking areas associated with adjacent properties, and to consolidate or reduce in number the entrances/exits to such parking areas from Water Street, should be explored and pursued.

All new parking areas must be paved with a permanent, dustless, hard surface. Preferred surfacing materials include brown pea-stone set in an asphalt base or a brownstone asphalt mixture. Standard black asphalt is appropriate only as a base for stones. Also to be avoided: standard smooth or broom-finish concrete.

4. Vegetation

Naturally-occurring vegetation, particularly that associated with the bluffs, should be retained and incorporated into the overall site

and landscape design when it is healthy and contributes positively to the character of the Waterfront. Noxious plant materials, such as kudzu, should be removed from the landscape and replaced with appropriate vegetation. Landscaping to be preserved or planted must be carefully selected to ensure its sustainability in a waterfront environment and a commercial/public use setting and to ensure that it contributes positively to the site character. Selected trees and shrubs should be evaluated with respect to growth habits and to avoid the necessity of severe future pruning and ultimate deformation due to planting in an inappropriate location.

5. Walls and Fences

Fences and walls should contribute to the site's character and not detract from principal architectural features on the site or adjacent to the site. Appropriate exposed finish materials for walls include wood, brick, stone, or stamped concrete. Unfaced concrete or concrete block walls are not appropriate.

Fences may be wood, brick or wrought iron. Salt-treated wooden fences must be painted or stained. Composite wood or wood-substitute products or synthetic fence materials may be considered on a case-by-case basis. Chain-link and wire fences are not appropriate.

6. Site Furnishings

Site furnishings, such as benches, trash receptacles, and bicycle racks, should be selected to be compatible with the setting in which they will be located and the overall streetscape character of the waterfront. Such furnishings should be constructed of durable, yet appropriate, materials and will be reviewed on a case-by-case basis to assure consistency with the character of the particular setting and the historic area as a whole. Vending machines, if located outside buildings, shall be screened from view from rights-of-way, public walkways, and the river by architectural features, landscaping, fencing or combinations thereof.

7. Lighting

a. Landscape Lighting

Landscape lighting should be visually unobtrusive during both the day and night. It should complement the architecture and outdoor spaces rather than spot-lighting them. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare on adjacent properties, public streets or public areas.

b. Building Lighting

Building lighting should be provided only when it will enhance and complement the architectural features of a structure at night as opposed to spotlighting them for attention-getting purposes. Lighting wattage should be understated and compatible with the setting and surroundings and must not create inappropriate light trespass onto adjacent properties or glare onto adjacent properties, public streets or public areas.

c. Street, Walkway and Parking Lot Lighting

Poles, posts and fixtures should be designed and sized as an integral part of the site architecture and, generally, should not exceed the height of the eaves of nearby structures. Galvanized metal, bright colors, and other visually inappropriate materials should not be used for poles, posts or fixtures. Lighting wattage should be selected and limited to achieve appropriate illumination levels for safety and security while avoiding light glare and trespass onto adjacent properties, public streets or public areas.

C. Architectural Additions, Alterations and New Construction

1. Planning for Alterations, Additions and New Construction

In general, alterations, additions and new construction on the Waterfront should be designed to harmonize with the surroundings and maintain compatibility in terms of style and materials. Materials need not duplicate those of nearby buildings, but similarity is often desirable. Design should be compatible with and contribute to the character of an architecturally unified waterfront. The following principles should be observed:

a. Scale

The size and proportion of new structures should be related to and compatible with the scale of adjacent buildings. Roof lines, building façade widths and rhythm of other features should be consistent with the scale of adjacent buildings, a pedestrian orientation, and the general character of the waterfront.

b. Massing

(1) In general, a simple, rectangular building form should be used. Appropriate design variations could include a single, rectangular, box-like building, a single building with more complex massing of several rectangular forms, or a primary building with one or more accessory buildings or

dependencies. Large box-like forms should be broken into smaller, varied masses that are more characteristic of Yorktown.

(2) Primary emphasis should be given to one building when using multiple buildings on a single lot. Such emphasis should be expressed through the building's larger size and higher level of detailing. Other buildings on the lot should be limited in size to no more than 60% of the footprint of the primary building, and should be constructed of compatible materials and use similar architectural features and details.

(3) Accessory buildings and dependencies should be located either to the side or rear of the primary building, except on waterfront lots, where the location should be evaluated on a case-by-case basis to ensure that their size and location does not significantly obstruct views to the river.

c. Height

The overall height of new construction should relate to that of adjacent structures and to the objective of maintaining desirable views to and from the waterfront and the adjacent bluffs and other significant vantage points.

d. Roof Shapes

(1) Roof shapes should be a traditional gabled style with a slope consistent with those found on pivotal and contributing buildings throughout the village. Roof shapes and orientation should be designed with consideration given to maintaining views and visibility from the bluffs and other significant vantage points.

(2) Flat roofs, although they may optimize views from the bluffs and other significant vantage points, should be avoided since they will not produce the quality and character appropriate for the waterfront.

e. Design

(1) Overall building design should be consistent with the character of Yorktown and particularly the style, shape and massing of the buildings on Main Street.

(2) Standard, corporate designs for national franchise businesses should be avoided unless these designs

are compatible with the character of the Yorktown waterfront.

f. Sense of Entry/Orientation

All primary buildings should have an orientation and entrance to Water Street.. Buildings on parcels located between Water Street and the York River should also have a façade developed to orient to the river. Entries should be articulated with covered porches, porticos or other pronounced architectural forms.

2. Architectural Elements

a. Walls

(1) Wall materials should be compatible with those of existing construction in type, color, texture, size, spacing, and general appearance. Weathered, stained or painted wood, and brick are the preferred materials in the waterfront area. Composite or synthetic wood or wood substitutes may be approved by the HYDC on a case-by case basis.

(2) Wood siding should be horizontal clapboard (beaded edge or beveled) with approximately 6 inches exposure. Trim should be made of trim-grade lumber, not to exceed 2 inches in actual thickness, 6 inches in width at corners and 4 inches around openings- except for trim around the main entrance(s) which can be of different sizes and configurations compatible with the building style and features.

(3) Brick walls should be made out of Virginia red brick. Wire cut brick should only be used for painted surfaces. Brick that is bright red, orangish-red, pink, light red, tan or similar colors inconsistent with the types common in Yorktown should not be used. Mortar~~s~~ should be in a beige-to-tan color range. White mortar is not appropriate.

(4) Exposed exterior wall surfaces should not consist of more than two materials, and those materials should change along a horizontal line such as a floor line or gable end – with the heavier material always being below the lighter material.

(5) Buildings with siding must have foundation walls faced with brick.

(5) Retaining walls should be finished in brick or granite.

(6) Metal siding is not appropriate.

(7) Tile-faced or ceramic-faced masonry units are not appropriate.

(8) Varnished, epoxy-finished or otherwise shiny materials are not appropriate.

b. Building Color

(1) Paint colors for all exterior surfaces (excluding fences) should be selected comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 2 – Glossary. Other colors may be proposed and will be considered on a case-by case basis.

(2) All wooden fences should be painted white or, if to be left natural, properly treated or sealed to preserve and maintain their appearance.

c. Doors

(1) Windows in entrance doors are permitted and should be vertically proportioned. Exterior doors should be of painted wood, enameled metal, or glass. Sliding glass doors should not be used.

(3) Utility doors and service doors shall not face the street.

d. Windows and Shutters

(1) Window openings should be designed to respect the width to height ratio of the bays in the building façade. Attention should be given to the façade's overall composition, symmetry, or balanced asymmetry. Windows should be square or vertical in proportion. Casement windows should be avoided.

(2) Windowless elevations visible from Water Street, the river, or public spaces should be avoided.

e. Roofs

(1) In general, roofs should be of a symmetrical gable style. Primary roofs should have slopes no less than 9:12. Secondary roofs may have slopes less than

9:12 depending on the material used (e.g. – a standing seam roof over a porch might have a lesser slope).

(2) Steep gable roofs (e.g., greater than 12:12 pitch) are not appropriate.

(3) Dormers are appropriate if they encompass only the width of the window and have roofs that match the form and pitch of the main roof.

(4) Roof materials should be wood or asphalt/fiberglass composition shingles, or cement shingles. Shingle colors should be compatible in color with the exterior color of the building, either existing or as selected from the Yorktown Color Palette, as defined in Appendix 2 – Glossary. Also appropriate are metal standing-seam roofs with factory-applied finishes in a traditional, compatible color, or copper standing-seam.

(5) Roof vents, chimney caps and plumbing vents shall match the color of the roof or shall be black, dark gray, or copper/bronze.

(6) Flashing may be copper or anodized aluminum or painted to match or complement the color of the building or roof.

f. Chimneys/Vents

(1) Chimneys that would become a dominant feature of the waterfront skyline should be avoided. Chimneys and flue enclosures should be made of brick, painted or left natural depending on the type of siding/color of the building. Chimneys may be either external or internal.

(2) Commercial kitchen exhaust vents shall be concealed from view from public streets, walkways and the river.

g. Porches and Balconies

(1) Use porches, arcades and other similar covered areas as protective and transitional spaces between commercial uses and public rights-of-way.

(2) All posts or columns for porches should be consistent and compatible with the scale and character of the building; Columns and posts should be painted to match the trim color of the building.

(3) Stoops at secondary entrances should be made of brick, or brick-faced concrete.

(4) Railings should have top and bottom rails and balusters should have a vertical orientation. Wood or wrought iron is an appropriate material for railings.

h. Gutters and Downspouts

(1) The use of ground gutters is encouraged.

(2) If fascia-mounted guttering is used, it should be metal with a half-round configuration. Copper is the preferred material; however, metal with a factory-applied finish color that matches or complements the roof or building color may also be considered. Downspouts should be of round cross-section or other shape appropriate to the style of the building, and made either of copper or metal with a factory-applied finish color that matches or complements the color of the wall surface to which they are attached.

i. Awnings

Canvas awnings are appropriate for commercial uses provided they are positioned so as not to disrupt the symmetry or rhythm of the building façade. Awnings should be of a single color, but in no case more than two colors, selected to complement the exterior color scheme of the building and in consistency with the Yorktown Color Palette, as defined in Appendix 2 – Glossary.

j. Utilities

(1) Window-type air conditioning units, either in windows or inserted in special openings in the building wall, are not acceptable.

(2) The use or placement of television antennas or building-mounted satellite dishes visible from public rights-of-way or the river is not acceptable. Such equipment should be located in attic spaces or inconspicuous exterior locations.

(3) Typical rooftop mechanical equipment should be screened completely from view from both the village and the river by locating such equipment in attics, dormers, cupolas or by concealing them behind/within a gabled roof form or other

appropriate architectural feature. Buildings should accommodate such equipment in such a way that no portion thereof is visible from adjacent residential areas or key vantage points.

D. Relocation and Demolition
(See *Code of Virginia,* Section 15.2-2306)

Contributing Buildings

1. Make every effort to preserve contributing buildings rather than demolish or relocate them.

2. Document thoroughly any contributing building prior to its relocation or demolition, regardless of condition. Documentation should include the following:

   a. appropriate photographic documentation of its present appearance

   b. dimensions of the overall building and its major features

   c. relationship of the building to its site and adjacent buildings

3. File all documentation in the County of York Planning Division for archival purposes.

4. Restore the vacant site of a relocated or demolished building to a condition and appearance appropriate to the waterfront if the site will not be redeveloped immediately.

IV. Signs

A. Residential Signs

1. Signs for residential buildings shall be limited to those that provide identification of the residence by street number/name, family name, and/or building or property name.

2. Signs should be appropriate to the scale and design character of the residence and should not adopt thematic designs.

3. Residential identification signs shall not exceed one (1) square foot in size.

4. In addition to the standard residential identification sign, Bed and Breakfast and Tourist Home establishments accessory to a single family residential use may be identified by a separate free-standing or building mounted identification sign not exceeding four (4) square feet in area.

B. Commercial Signs

Commercial signs should be used primarily to identify a business rather than to advertise products or services. Commercial signs should be designed to be compatible in style with the building(s) to which it refers and should not adopt thematic designs.

1. Appropriate Sign Types/Sizes

(a) Types

(1) *Pivotal* buildings:

Single-post, freestanding signs—

(3) *Contributing* buildings and *new* construction:

(a) Wall signs—attached to the exterior wall

(b) Hanging signs—hung from a metal bracket or porch lintel, if compatible with the design of the building and porch

(c) Elevated freestanding signs (single- or double-post)

(4) Portable signs, even for temporary use, shall not be used within the district.

(b) Size

(1) Freestanding: maximum size – nine (9) square feet (per sign face, if two sided sign)

(2) Hanging: maximum size – six (6) square feet (per sign face, if two-sided)

(3) Wall-mounted: maximum size – five (5) square feet

2. Location

a. Signs should not be attached directly to the walls or features of pivotal buildings in order to avoid damaging historic materials. For such structures, freestanding signs are more appropriate unless the building fronts directly on the sidewalk or street, in which case a building mounted sign could be appropriate also.

b. Wall signs should be located adjacent to the entry door. Buildings with multiple commercial tenants should have a directory sign with all tenants listed.

c. Hanging signs should be attached to the underside of the porch roof or lintel, parallel to the front of the building, or from a bracket perpendicular to the face of the building or a porch column. Hanging signs should not be located higher than the top of the porch.

d. No sign shall be mounted on or from the roof of a structure. Signs may be attached or applied to fabric awnings and umbrellas with approval on a case-by-case basis.

e. Freestanding signs should be located within twenty (20) feet of the front property line, with the sign panel either parallel or perpendicular to the street.

3. Design, Shape and Materials

a. Sign design should be compatible with the character of the building and simple in background, colors, lettering, and mounting structure. The building should remain the dominant feature, not the sign.

b. A horizontal layout should be used for hanging signs. Signs hung over porch stairs or entrances should have a minimum clearance of seven feet six inches (7'-6").

c. A single-post design should be used for elevated freestanding signs. The post should be of painted wood, five (5) feet to seven (7) feet high, and of simple design, in character with traditional features such as fence posts, lampposts, and hitching posts. The sign should be of

painted wood, hung from a simple wooden cross-arm or decorative metal bracket or centered on the top of the post. Sign panels should be double-sided if they are oriented perpendicular to the street. Wood signs, which are partially or entirely sandblasted or burned, are not appropriate. The maximum allowable height shall be ten (10) feet.

d. Signs should be constructed of appropriate but durable materials, such as:

(1) marine-grade exterior plywood, with banded or sealed edges, and all elements primed and painted

(2) brass or bronze sign panels attached to front facade, fence, or wall

(d) painted iron or pressure-treated wood posts for freestanding posts.

4. Color and Lettering

a. Sign colors should be compatible with the principal color of the building, wall or fence to which they are attached or adjacent. Colors should be selected from the Yorktown Color Palette, as defined in Appendix 2 – Glossary. Other colors may be considered on a case-by-case basis.

b. Not more than three colors should be used on any one sign.

c. Metal posts and hardware used for supporting or attaching signs should be painted black or other dark color.

d. Lettering should be:

(1) easy to read in terms of size and style

(2) appropriate to the character of the property and its use

5. Lighting

a. Signs with internal illumination shall not be permitted.

b. Freestanding signs may be illuminated by external light sources either directly focused on the sign or through indirect illumination by other site lighting. The specific fixtures and intensity of any external illumination focused on the sign shall be evaluated on a case-by-case basis. In any event, the bulbs shall be concealed by landscaping shields or other appropriate means.